

**LEMON GROVE CITY COUNCIL  
AGENDA ITEM SUMMARY**

**Item No.** 5  
**Mtg. Date** February 17, 2015  
**Dept.** City Manager's Office

**Item Title:** Crime Free Multi-Housing Program

**Staff Contact:** Graham Mitchell, City Manager

**Recommendation:**

Provide feedback and direction to staff regarding the marketing of a Crime Free Multi-Housing program.

**Item Summary:**

During its January 20, 2015 meeting, the City Council received a report regarding the Public Safety Focus Group's prioritization of strategies. During the meeting, the City Council gave staff direction regarding the Crime Free Multi-Housing program. Staff was directed to research resources offered by the San Diego Sheriff's Department, provide information regarding El Cajon's Crime Free Multi-housing program, and identify opportunities in Lemon Grove. The staff report provides information requested by the City Council from the January 20, 2015 meeting, as well as background information about Crime Free Multi-Housing.

**Fiscal Impact:**

None.

**Environmental Review:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Not subject to review         | <input type="checkbox"/> Negative Declaration           |
| <input type="checkbox"/> Categorical Exemption, Section [       ] | <input type="checkbox"/> Mitigated Negative Declaration |

**Public Information:**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> None                     | <input type="checkbox"/> Newsletter article   | <input type="checkbox"/> Notice to property owners within 300 ft. |
| <input type="checkbox"/> Notice published in local newspaper | <input type="checkbox"/> Neighborhood meeting |   |

**Attachments:**

- A. Staff Report
- B. Sample Crime Free Lease Addendum



## LEMON GROVE CITY COUNCIL STAFF REPORT

Item No. 5

Mtg. Date February 17, 2015

Item Title: Crime Free Multi-Housing Program

Staff Contact: Graham Mitchell, City Manager

### **Discussion:**

During its January 20, 2015 meeting, the City Council received a report regarding the Public Safety Focus Group's prioritization of strategies. During the meeting, the City Council gave staff direction regarding the Crime Free Multi-Housing program. Staff was directed to research resources offered by the San Diego Sheriff's Department, provide information regarding El Cajon's Crime Free Multi-housing program, and identify opportunities in Lemon Grove. The staff report provides information requested by the City Council from the January 20, 2015 meeting, as well as background information about Crime Free Multi-Housing.

### **Background**

A Crime Free Multi-Housing Program is a crime prevention program with an aim to reduce crime, drugs, and gang activity at apartment properties. The program was developed in Mesa, Arizona in 1992. After implementing the program, the City of Mesa experienced a 90 percent reduction in calls for police service at the highest crime complexes. Properties that had lower crime rates experienced up to a 15 percent reduction in calls.

Since the initiation of the program in Mesa, the program has spread to approximately 2,000 cities worldwide. One of the agencies that offers the program is the San Diego County Sheriff's Department. Lemon Grove currently has three properties that are certified as Crime Free Multi-Housing complexes—Citronica One, Citronica Two and Citron Court.

The program aims to ultimately reduce police calls for service, create a more stable resident base, and reduce exposure to civil liability for property owners. The International Crime Free Association claims that properties that become certified experience an average reduction in police calls for service up to 70 percent over previous years.

The program consists of three phases that are completed under the supervision of the Sheriff's Department. The first phase is an 8 hour training taught by law enforcement regarding management practices. The second phase is a survey conducted by a law enforcement agency of the property, which focuses on "crime prevention through environmental design" (CPTED). The last phase of training involves community awareness training. One main feature of the program is the implementation of a "Crime Free Lease Addendum" (**Attachment B**). After completing the training, apartment complex properties, as well as property managers, become certified.

Once fully certified, properties may post the Crime Free Multi-Housing Program sign and advertise membership in the Crime Free Multi-Housing Program. This certificate expires every year unless renewed following compliance with Phases I & II.

### **San Diego County Sheriff's Department Resources**

The County, through the Sheriff's Department operates a Crime Free Multi-Housing program. As the City's contractor for law enforcement services, the City is eligible to access the Sheriff Department's program. The program is intended for complexes that have four or more units—

# Attachment A

condo properties are not eligible to participate in this program. The program allows the Sheriff's Department and property managers to work together to solve problems. The Crime Free Multi-Housing Program allows the Sheriff Department to inspect the property and to suggest changes identified through CPTED analysis of the property. The program in Lemon Grove would be managed through the Crime Prevention Specialist assigned to the City and is free of charge.

## ***El Cajon's Crime Free Multi-Housing Program***

Staff had an opportunity to speak with El Cajon's police chief regarding its Crime Free Multi-Housing program. The program, which has been in existence since 1997, is a voluntary participation program. El Cajon has 165 properties that currently participate in the program. This represents almost a 20 percent participation rate. There are many apartment complexes that already apply many of the principals identified in the Crime Free Multi-Housing program that choose not to participate. The City relies on the program for those apartment complexes that draw high levels of calls for service.

In each instance, as an apartment complex becomes a certified Crime Free Multi-Housing complex, there is a reduction in crime. The calls for service for a new participant do not drop immediately, because there is a process to evict all those targeted through the program. However, over time there is a decrease in calls for service. Some complex managers have had to evict all of the tenants and rehabilitate the property before achieving significant results through the program.

The challenge that El Cajon faces, as do other cities with voluntary programs, is encouraging high call volume complexes to participate. El Cajon has not adopted a Crime Free Multi-Housing ordinance. Contrarily, the San Diego County Board of Supervisors has adopted an ordinance that allows the Sheriff's Department to use the program as a tool for high volume properties; however, the County's program is voluntary. Other government agencies, such as Tucson, Arizona, have adopted Crime Free Multi-Housing ordinances that require apartment complexes to participate in the program as a condition to operate when certain triggers occur (e.g. high call volumes as defined by the ordinance).

## ***Lemon Grove Opportunities***

The City has 89 licensed apartment complexes with four or more units. There are a total of 2,314 apartment units within these complexes. The average complex has 26 units. Of the total number of complexes, 58 percent have 10 units or less. The majority of apartment complexes are located within two blocks of the City's commercial corridors.

Staff recommends that the City work with the Sheriff's Department to develop a targeted marketing campaign to increase participation in the Crime Free Multi-Housing program. Staff recommends focusing on the 37 complexes with 10 or more units. Of those units, staff will identify the ones with the highest calls for service.

Staff recommends using the assistance of City interns to help the Sheriff's Department identify these target properties and develop marketing material for the program. Staff recommends incentivizing participation by listing certified apartment complexes on the City's website. |

## **Conclusion:**

|Staff recommends that the City Council provide feedback and direction to staff regarding the marketing of a crime free multi-housing program. |

## CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follows:

1. Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C.802]).
2. Resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.
3. Resident or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
4. Resident, any member of the resident's household or a guest, or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in Health & Safety Code §11350, et seq., at any locations, whether on or near the dwelling unit premises or otherwise.
5. Resident, any member of the resident's household, or a guest or another person under the resident's control shall not engage in any illegal activity, including prostitution as defined in Penal Code §647(b); criminal street gang activity as defined in Penal Code §186.20 et seq.; criminal threats, as prohibited in Penal Code §422 PC; assault and battery, as prohibited in Penal Code §240; burglary, as prohibited in Penal §459; the unlawful use and discharge of firearms, as prohibited in Penal Code §245; sexual offenses, as prohibited in Penal Code §269 and 288; or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.